

**Planning Application 09/01427/FUL – proposal to build three detached houses in the garden of Longside, Tatham Road, Abingdon**

The site lies entirely within the Northcourt Conservation Area. The plan adopted in July 2008 shows that development is permitted in that part of the Conservation Area covered by the proposal. Hence we feel that Policy HE1 has to be interpreted to allow some development to take place on the site.

Part of the site, where it is proposed to build two houses, lies alongside the footpath linking Clevelands and Northcourt Lane. The listed building, Joymount, lies very close to the footpath on the other side, and therefore Policy HE4 is relevant. It is our judgement that building two detached houses close to the footpath will adversely affect the setting of Joymount and that these should be refused. However we note that there are two bungalows at no 5 and 7 Northcourt Lane built relatively close to Joymount, and feel that having a bungalow instead of the two houses is unlikely to affect the setting of Joymount, provided that the mature trees on the site are retained.

We have no objection to the provision of the detached house fronting Tatham Road, which is basically infilling between Longside and Newburn, provided that it is in keeping with the rest of the area and the mature trees are retained here also.

September 2009

**Outcome** Permitted. The presence of these houses are impinging on Joymount as predicted.